



Officer Report

1. APPLICATION DETAILS

Reference No: HGY/2026/0927 & HGY/2026/0928

Ward: Tottenham Hale

Date received: 31/03/2026

Last amended date: 09/07/2026

Drawing number of plans: As listed under Condition 2 for both HGY/2026/0927 and HGY/2026/0928.

Address: 819-829 High Road, Tottenham, London, N17 8ER

Proposal: HGY/2026/0927 - Application for a Non-Material Amendment (NMA) to vary Condition 2 (Approved Plans and Documents), Condition 9 (Commercial Units – Noise Attenuation) and Condition 22 (Overheating (Student Accommodation)) of planning permission HGY/2023/2306 seeking approval for: external amendments to doors & gates and roof access steps, new pedestrian gates, amendments to structural columns to High Road Class E area resulting in amendments to windows on eastern and western courtyards, amendments to roof construction details and MEP plant, louvres amendments; and internal reconfiguration; updates to Condition 9 to allow a relaxation of the noise requirements in parts of the building that are statutorily listed with a timber construction; and updates to part (c) of Condition 22 to amend the required visible light transmittance (VLT) rating of the glazing. And to add an additional condition (Condition 52) to remove gates when the wider masterplan comes forward.

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HGY/2026/0928 - Application to vary Condition 2 (Approved Plans and Documents) of listed building consent HGY/2023/2307 under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to enable internal and external changes.

Applicant: High Road West (Tottenham) Ltd

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

2.1 Planning permission (Reference: HGY/2023/2306) was granted on 04th March 2024 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.

2.2 819-829 High Road are listed at Grade II, a related listed building consent (LBC) HGY/2023/2307 was also granted on the 04th March 2024 for: ...internal and external alterations to 819/821 High Road (Grade II), including reinstatement of hipped roof, demolition works to the rear, façade and related external works, internal alterations and associated works.

2.3 Subsequent non-material amendments (NMAs) for design updates were approved on 21 November 2024 (ref. HGY/2024/3083 – To split the CLP condition into demolition and construction phases) and 30 May 2025 (ref. HGY/2024/2095 – For various design changes, enlarged commercial unit and reduced cycle parking, and temp. use of Class E units to the western corners), alongside a S19 LBC amendment on 30 May 2025 (ref. HGY/2024/2092).

2.4 Previously on 31/08/2022 planning permission (PP) was granted 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 a residential-led, mixed-use development comprising residential units (C3), flexible commercial, business and service uses (Class E), a cinema (Sui Generis), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to flexible residential (C3), cinema (Sui Generis), and commercial, business and service uses (Class E).

2.5 Within the Applicant's ownership is the neighbouring development at 807 High Road (HGY/2024/0692). The Council granted permission for this on 04 July 2025 for the demolition of existing buildings and the erection of a replacement building of up four storeys to include purpose-built student accommodation (Sui Generis) and flexible commercial, business and service uses (Class E), hard and soft landscaping, and associated works.

2.6 The Applicant is delivering both schemes (807 and Printworks) together and intends to 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.

3. CONSULTATION RESPONSES (summarised)

3.1 LBH Conservation Officer

3.1.1 The Section 19 Listed Building Consent application to vary Condition 2 (approved plans) of consent reference HGY/2023/2307 is acceptable from the heritage conservation stance. It is accepted that the proposed amendments to the staircase and the repositioning of the ensembles at Level 03 are minor and would not harm the character of the listed building at 819 - 821 High Road that would continue to be retained and enhanced.

3.2 LBH Design Officer

3.2.1 The minor amendments are acceptable.

3.3 Historic England

3.3.1 You are hereby authorised to determine the application for listed building consent referred to above as you think fit.

3.4 LBH Carbon Management

3.4.1 The submitted information is acceptable, and no further action is required.

4. ANALYSIS/ASSESSMENT

Background

4.1 The applicant seeks to make amendments following further detailed design work to support the construction process subsequent to planning permission being granted. The complete list of proposed changes is as follows:

Condition 2 (Approved Plans and Documents) of both the PP and LBC

- 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.
- Changes to the external courtyard door of the PBSA reception area from double door to single door. The door type would be changed but there would be no material change to access, appearance or amenity.
- External door handing updates to several ground floor doors, for access control and ease of use.
- Adjustments to roof maintenance access steps, because 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 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 or associated changes to the approved energy and overheating strategy.
- Louvre sizes and locations revised to suit MEP design development.
- A Fire Statement Summary Letter which confirms that the 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:
 - o Reconfiguration of the PBSA reception and amenity areas with no changes to the overall GIA.
 - o 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 (Accessible Student Accommodation).
 - o Adjustments to riser internal separating partitions in cores in response to MEP engineer requirements.
- Listed Building amendments to 819-821 High Road:
 - o Staircase arrangement altered.
 - o Relocation of ensembles to rooms on L03.

Condition 9 (Commercial Units – 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.

Condition 22 (Overheating (Student Accommodation))

- Condition 22 requires an updated Overheating Report to be approved by the Local Planning Authority and outlines a range of requirements which this report must adopt, to be carried out in the

development thereafter. Details relating to part (a) of this condition were approved on the 8 January 2026, (ref. HGY/2025/2533).

Legal/ policy context

4.2 Section 96A of the Town and Country Planning Act 1990 (as amended) allows the local planning authority (LPA) to make a change to any planning permission if satisfied that the change is not material. An application for a non-material amendment can only be made by or on behalf of a person with an interest in the land to which the planning permission relates and the application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.

4.3 The National Planning Practice Guidance (NPPG) sets out that there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The LPA must be satisfied that the amendment sought is non-material in order to grant an application.

4.4 As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore, local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

4.5 The NPPG states that when making a decision the LPA must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

4.6 The primary consideration arising from application HGY/2026/0927 is whether the amendments to the original scheme (HGY/2023/2306) are non-material or whether they warrant a new grant of planning permission. As such, it is pertinent to assess the materiality of the changes proposed in this application in terms of what was permitted under planning permission reference: HGY/2023/2306.

4.7 Section 19(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 allows an application to vary conditions attached to a listed building consent (LBC). The primary consideration arising from application HGY/2026/0928 is whether the amendments to the original scheme preserve the building or its setting or any features of special architectural or historic interest which it possesses.

4.8 Changes to approved plans

Assessment

4.8.1 The proposed changes are all minor alterations in the context of the wider scheme and are all non-material in nature. To regularise the changes, the applications seek to update the schedule of approved plans listed under Condition 2 of both the planning permission and listed building consent.

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

4.8.3 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 permitted/consented development, with the use, size and appearance of the scheme remaining consistent with what was granted.

4.8.4 Whilst the changes are minor – the gates would block future movement through to the west of the masterplan area and therefore need to be removed once this part of the wider NT5 Site Allocation is built out. As such the following condition is recommended:

Removal of gates following adjacent delivery of NT5

The approved Gates to the western boundary and southeast corner introduced to restrict access between commercial areas and PBSA shall be removed within 6 months of occupation/first use of Block J of the adjacent development permitted under HGY/2021/3175 or any other immediately adjacent and permanent development to the west of the curtilage of the site.

REASON: To ensure that the gates would not restrict pedestrian through movement once the wider NT5 site allocation is delivered. In order to accord with Site Allocation NT5: High Road West of Haringey's Local Plan: Tottenham Area Action Plan Adopted July 2017.

Heritage impacts

4.8.5 The proposed amendments to the staircase and the repositioning of the ensembles at Level 03 are minor and would not harm the character of the listed building at 819 - 821 High Road that would continue to be retained and enhanced. The proposal is considered acceptable by the LPA's Conservation Officer and would preserve the building, its setting and its features of special architectural and historic interest.

Plan changes

4.8.6 The applicant has identified some minor discrepancies in the plan references across the decision notices for both the planning permission and listed building consent. As such, separate Drawing Schedules have been submitted for the NMA and S19 applications to clearly identify the plans to be updated on the respective decision notices by the enclosed applications.

4.8.7 The proposed amendments to Condition 2 for HGY/2026/0927 (The NMA) are as follows (with amendments shown in **bold and underlined** and deletions struck out:

Changes to Condition 2:

2. Approved Plans and Documents

(a) The Development hereby approved shall be carried out in accordance with the following approved plans and documents except where conditions attached to this planning permission indicate otherwise:

- Site Location Plan 220428 F3A ZZ EX ST A 8 9000 21/07/2023 07/08/2023
- Existing Site Plan 220428 F3A ZZ EX ST A 8 9001 21/07/2023 07/08/2023
- Demolition Site Plan 220428 F3A ZZ EX ST A 8 9002 21/07/2023 07/08/2023
- ~~Proposed Site Plan - existing context 220428 F3A ZZ EX ST A 8 9003 02/08/2023 07/08/2023~~
- **Proposed Site Plan - existing context PRINT-F3A-ZZ-EX-ST-A-8-9003 A2.P2**
- Demolition GA L00 floor plans (819-829) 220428 F3A ZZ 00 GA A 8 9025 21/07/2023 07/08/2023
- Demolition GA L01 floor plans (819-829) 220428 F3A ZZ 01 GA A 8 9026 21/07/2023 07/08/2023
- Demolition GA L02 floor plans (819-829) 220428 F3A ZZ 02 GA A 8 9027 21/07/2023 07/08/2023
- Demolition GA Roof floor plans (819-829) 220428 F3A ZZ RF GA A 8 9028 21/07/2023 07/08/2023
- Room 1 - 821 - Flat 2 - L01 Existing Internal Elevations 220428 F3A ZZ ZZ EL A 8 9031 26/07/2023 07/08/2023

- Room 3 - 821 - Flat 2 - L01 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9032 26/07/2023 07/08/2023
- Room 4 - 819 - Flat 1 - L01 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9033 26/07/2023 07/08/2023
- Room 3 - 819 - Flat 3 - L02 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9034 26/07/2023 07/08/2023
- Room 4 - 819 - Flat 3 - L02 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9035 26/07/2023 07/08/2023
- GROUND FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 00 GA A 8 2100 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 01 GA A 8 2101 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 02 GA A 8 2102 21/07/2023 07/08/2023
- Existing Roof Plan (819-829 HR) 220428 F3A ZZ RF EL A 8 2103 21/07/2023 07/08/2023
- ~~GROUND FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 00 GA A 8 2104 26/07/2023 07/08/2023~~
- **Proposed GA L00 Floor Plan PRINT-F3A-ZZ-00-GA-A-83127 P04**
- ~~FIRST FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 01 GA A 8 2105 04/08/2023 07/08/2023~~
- **Proposed GA L01 Floor Plan PRINT-F3A-ZZ-01-GA-A-83128 P03**
- ~~SECOND FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 02 GA A 8 2106 04/08/2023 07/08/2023~~
- **SECOND FLOOR - Proposed GA Plan (819-829 HR) PRINT-F3A-ZZ-02-GA-A-82129 P03**
- ~~THIRD FLOOR - Proposed GA Plan (819-829 HR) 220428 F3A ZZ 03 GA A 8 2107 04/08/2023 07/08/2023~~
- **THIRD FLOOR - Proposed GA Plan (819-829 HR) PRINT-F3A-ZZ-03-GA-A-82130 P03**
- ~~Proposed Roof Plan (819-829 HR) 220428 F3A ZZ RF GA A 8 2108 02/08/2023 07/08/2023~~
- **Proposed GA L04 Floor Plan PRINT-F3A-ZZ-04-GA-A-82131 P03**
- GROUND FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2109 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2110 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2111 21/07/2023 07/08/2023
- Existing Roof Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2112 21/07/2023 07/08/2023
- GROUND FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2113 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2114 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2115 21/07/2023 07/08/2023
- Existing Roof Significance Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2116 21/07/2023 07/08/2023
- GROUND FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2117 21/07/2023 07/08/2023
- FIRST FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2118 21/07/2023 07/08/2023
- SECOND FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2119 21/07/2023 07/08/2023
- Demolition Roof Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2120 21/07/2023 07/08/2023
- ~~GROUND FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2121 02/08/2023 07/08/2023~~
- **GROUND FLOOR - Proposed GA Plan (819-821 HR) PRINT-F3A-ZZ-00-GA-A-82121 A2.P2**
- ~~FIRST FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2122 02/08/2023 07/08/2023~~
- **FIRST FLOOR - Proposed GA Plan (819-821 HR) PRINT-F3A-ZZ-01-GA-A-82122 A2.P2**
- ~~SECOND FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2123 02/08/2023 07/08/2023~~
- **SECOND FLOOR - Proposed GA Plan (819-821 HR) PRINT-F3A-ZZ-02-GA-A-82123 A2.P2**

- ~~THIRD FLOOR - Proposed GA Plan (819-821 HR) 220428 F3A ZZ 03 EL A 8 2124 17/07/2023 07/08/2023~~
- **THIRD FLOOR - Proposed GA Plan (819-821 HR) PRINT-F3A-ZZ-03-GA-A-82124 P2**
- ~~Proposed Roof Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2125 02/08/2023 07/08/2023~~
- **Proposed Roof Plan (819-821 HR) PRINT-F3A-ZZ-RF-GA-A-82125 A2.P2**
- Existing GA Elevation with Demolition 220428 F3A ZZ ZZ EL A 8 2500 21/07/2023 07/08/2023
- Existing GA Elevation North (823-829) 220428 F3A ZZ ZZ EL A 8 2501 21/07/2023 07/08/2023
- Existing GA Elevation South (819-821) 220428 F3A ZZ ZZ EL A 8 2502 21/07/2023 07/08/2023
- Existing GA Elevation East (819-821) 220428 F3A ZZ ZZ EL A 8 2503 21/07/2023 07/08/2023
- Existing GA Elevation East (823-829) 220428 F3A ZZ ZZ EL A 8 2504 02/08/2023 07/08/2023
- Existing GA Elevations - Sections West (819-821) 220428 F3A ZZ ZZ EL A 8 2509 21/07/2023 07/08/2023
- Existing GA Elevations - Sections West (823-829) 220428 F3A ZZ ZZ EL A 8 2510 21/07/2023 07/08/2023
- Demolition Elevations North (823-829) 220428 F3A ZZ EX EL A 8 2511 21/07/2023 07/08/2023
- Demolition Elevation South (819-821) 220428 F3A ZZ EX EL A 8 2512 21/07/2023 07/08/2023
- Demolition Elevation East (823-829) 220428 F3A ZZ EX EL A 8 2513 21/07/2023 07/08/2023
- Demolition Elevation East (819-821) 220428 F3A ZZ EX EL A 8 2514 21/07/2023 07/08/2023
- Demolition Elevations - Sections West (819-821) 220428 F3A ZZ EX EL A 8 2515 21/07/2023 07/08/2023
- Demolition Elevations - Sections West (823-829) 220428 F3A ZZ EX EL A 8 2516 21/07/2023 07/08/2023
- Existing GA Section AA (819-821) 220428 F3A ZZ ZZ SE A 8 2600 21/07/2023 07/08/2023
- Existing GA Section BB (819-821) 220428 F3A ZZ ZZ SE A 8 2601 21/07/2023 07/08/2023
- Existing GA Section CC (819-821) 220428 F3A ZZ ZZ SE A 8 2602 21/07/2023 07/08/2023
- Demolition Section AA (819-821) 220428 F3A ZZ ZZ SE A 8 2604 21/07/2023 07/08/2023
- Demolition Section BB (819-821) 220428 F3A ZZ ZZ SE A 8 2605 21/07/2023 07/08/2023
- Demolition Section CC (819-821) 220428 F3A ZZ ZZ SE A 8 2606 21/07/2023 07/08/2023
- ~~Proposed GA L00 Floor Plan - Planning Amendments PRINT-F3A-ZZ-00-GA-A-82127 A2.P3~~
- **Proposed GA L00 Floor Plan Planning Amendments PRINT-F3A-ZZ-00-GA-A-82127 P04**
- ~~Proposed GA L00 Floor Plan PRINT-F3A-ZZ-00-GA-A-82127 A2.P3~~
- ~~Proposed GA L01 Floor Plan - Planning Amendments PRINT-F3A-ZZ-01-GA-A-82128 A2.P2~~
- **Proposed GA L01 Floor Plan Planning Amendments PRINT-F3A-ZZ-01-GA-A-82128 P03**
- ~~Proposed GA L01 Floor Plan PRINT-F3A-ZZ-01-GA-A-82128 A2.P2~~
- ~~Proposed GA L02 Floor Plan PRINT-F3A-ZZ-02-GA-A-82129 A2.P2~~
- **Proposed GA L02 Floor Plan PRINT-F3A-ZZ-02-GA-A-82129 P03**
- ~~Proposed GA L03 Floor Plan PRINT-F3A-ZZ-03-GA-A-82130 A2.P2~~
- **Proposed GA L03 Floor Plan PRINT-F3A-ZZ-03-GA-A-82130 P03**
- ~~Proposed GA L04 Floor Plan PRINT-F3A-ZZ-04-GA-A-82131 A2.P2~~
- **Proposed GA L04 Floor Plan PRINT-F3A-ZZ-04-GA-A-82131 P03**
- ~~Proposed GA L05 Floor Plan PRINT-F3A-ZZ-05-GA-A-82132 A2.P2~~
- **Proposed GA L05 Floor Plan PRINT-F3A-ZZ-05-GA-A-82132 P03**
- ~~Proposed GA L06 Floor Plan PRINT-F3A-ZZ-06-GA-A-82133 A2.P2~~
- **Proposed GA L06 Floor Plan PRINT-F3A-ZZ-06-GA-A-82133 P03**
- ~~Proposed GA Roof Plan PRINT-F3A-ZZ-RF-GA-A-82134 A2.P2~~
- **Proposed GA Roof Plan PRINT-F3A-ZZ-RF-GA-A-82134 P03**
- ~~Proposed GA Elevations North (823-827) 220428 F3A ZZ ZZ EL A 8 2517 02/08/2023 07/08/2023~~
- **Proposed GA Elevations North (823-827) PRINT-F3A-ZZ-ZZ-EL-A-82517 A2.P2**
- ~~Proposed GA Elevations South (819-821) 220428 F3A ZZ ZZ EL A 8 2518 02/08/2023 07/08/2023~~
- **Proposed GA Elevations South (819-821) PRINT-F3A-ZZ-ZZ-EL-A-82518 A2.P2**
- ~~Proposed GA Elevations East (823-829) 220428 F3A ZZ ZZ EL A 8 2519 02/08/2023 07/08/2023~~
- **Proposed GA Elevations East (823-829) PRINT-F3A-ZZ-ZZ-EL-A-82519 A2.P2**
- ~~Proposed GA Elevations East (819-821) 220428 F3A ZZ ZZ EL A 8 2520 02/08/2023 07/08/2023~~
- **Proposed GA Elevations East (819-821) PRINT-F3A-ZZ-ZZ-EL-A-82520 A2.P2**
- ~~Proposed GA Elevations-Sections West (819-821) 220428 F3A ZZ ZZ EL A 8 2521 17/07/2023 07/08/2023~~

- **Proposed GA Elevations - Sections West (819-821) PRINT-F3A-ZZ-ZZ-EL-A-82521 A2.P2**
- ~~Proposed GA Elevations Sections West (823-829) 220428 F3A ZZ ZZ EL A 8 2522 17/07/2023 07/08/2023~~
- **Proposed GA Elevations - Sections West (823-829) PRINT-F3A-ZZ-ZZ-EL-A-82522 A2.P2**
- ~~Proposed GA Elevations North & West – Planning Amendments PRINT-F3A-ZZ-ZZ-EL-A-82524 A2.P2~~
- ~~Proposed GA Elevations North & West PRINT-F3A-ZZ-ZZ-EL-A-82524 A2.P2~~
- **Proposed GA Elevations North & West Planning Amendments PRINT-F3A-ZZ-ZZ-EL-A-82524 P03**
- ~~Proposed GA Elevations South & East – Planning Amendments PRINT-F3A-ZZ-ZZ-EL-A-82525 A2.P3~~
- ~~Proposed GA Elevations South & East PRINT-F3A-ZZ-ZZ-EL-A-82525 A2.P3~~
- **Proposed GA Elevations South & East Planning Amendments PRINT-F3A-ZZ-ZZ-EL-A-82525 P04**
- ~~Proposed GA Elevations – Sections – Planning Amendments PRINT-F3A-ZZ-ZZ-SE-A-82526 A2.P3~~
- ~~Proposed GA Elevations – Sections PRINT-F3A-ZZ-ZZ-SE-A-82526 A2.P3~~
- **Proposed GA Elevations – Sections Planning Amendments PRINT-F3A-ZZ-ZZ-SE-A-82526 P04**
- ~~Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2530 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2531 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2532 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2533 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2534 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2535 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2536 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2537 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2538 26/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2539 26/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ EL A 8 2550 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ EL A 8 2551 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ EL A 8 2552 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ EL A 8 2553 21/07/2023 07/08/2023~~
- ~~Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ EL A 8 2554 21/07/2023 07/08/2023~~
- ~~Proposed GA Sections AA (819-821) 220428 F3A ZZ ZZ SE A 8 2607 02/08/2023 07/08/2023~~
- **Proposed GA Sections AA (819-821) PRINT-F3A-ZZ-ZZ-SE-A-82607 A2.P2**
- ~~Proposed GA Sections BB (819-821) 220428 F3A ZZ ZZ SE A 8 2608 02/08/2023 07/08/2023~~
- **Proposed GA Sections BB (819-821) PRINT-F3A-ZZ-ZZ-SE-A-82608 A2.P2**
- ~~Proposed GA Section CC (819-821) 220428 F3A ZZ ZZ SE A 8 2609 02/08/2023 07/08/2023~~
- **Proposed GA Section CC (819-821) PRINT-F3A-ZZ-ZZ-SE-A-82609 A2.P2**
- ~~Proposed GA Sections North South PRINT-F3A-ZZ-ZZ-SE-A-82610 A2.P3~~
- **Proposed GA Sections North South PRINT-F3A-ZZ-ZZ-SE-A-82610 P04**
- ~~Proposed GA Sections East West PRINT-F3A-ZZ-ZZ-SE-A-82611 A2.P2~~
- **Proposed GA Sections East West PRINT-F3A-ZZ-ZZ-SE-A-82611 A2.P3**
- ~~Proposed GA Elevations – East Courtyard West Elevation PRINT-F3A-ZZ-ZZ-EL-A-82530 A2.P1~~
- ~~Design And Access Statement Addendum February 2025 PRINT-1000-ZZ-ZZ-RP-A-0002~~
- **NMA 2: Design And Access Statement Addendum March 2026 PRINT-1000-ZZ-ZZ-RP-A-0002**

REASON: In order to ensure that the development is carried out in accordance with the approved details and to protect the historic environment.

4.8.8 The applicant has chosen to submit a full set of updated plans for HGY/2026/0928 (The LBC) resulting in updates to Condition 2 for the LBC. Condition 8 (Approval of Details PRE-COMMENCEMENT) and Condition 9 (Masonry Cleaning) reflect updates approved under HGY/2024/3195 that were included on the previous S19 consent (HGY/2024/2092).

Other matters - Fire

4.8.9 Finally, the applicant confirmed that the project architect discussed the changes with a fire consultant, and they found the changes to be acceptable from a fire engineering perspective and of a scale and nature that would not require an update to the fire strategy.

4.9 Changes to Condition 9 (Commercial Units – Noise Attenuation)

4.9.1 The amendments proposed to Condition 9 would relax the restriction in any areas of timber construction, respecting the heritage character and constraints, whilst achieving the maximum insulation standard possible.

4.9.2 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”.

4.9.3 The amendments to the condition would ensure that the sound insulation performance would achieve the best practicable standard between the student accommodation and the commercial units whilst safeguarding the heritage asset. The change would be non-material and acceptable.

4.9.4 The proposed amendments to the Condition are as follows (with amendments shown in **bold and underlined** and deletions ~~struck out~~):

Changes to Condition 9:

9. Commercial Units – Noise Attenuation

(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 duty to preserve features of special architectural and historic interest.**

(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.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation.

4.10 Changes to Condition 22 (Overheating (Student Accommodation))

4.10.1 The amendments proposed to Condition 22 would alter Part (c) of the Condition which requires, amongst other things, that glazing within the development adopts a visible light transmittance (VLT) rating of 0.6. The applicant has identified that the procurement process has resulted in a glazing with a VLT value of 0.55 being secured.

4.10.2 The applicant has submitted a 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.

4.10.3 A supporting Letter from EDC Engineers has also been submitted that confirms that the change to the VLT has no impact upon the conclusions of the approved Overheating Report. It is accepted that the proposed change would have a negligible impact on the scheme as a whole and the assessment made by members when making a resolution on the application. The amendment would therefore be non-material and acceptable.

4.10.4 As well as the change to the VLT there would also be an associated change to the operation of the active cooling control system. This change does not alter the fundamental cooling strategy, system capacity, or modelling assumptions underpinning the approved overheating assessment, and is therefore operational in nature rather than strategic.

4.10.5 It is noted that details relating to Condition 22 (Overheating) were approved on 8 January 2026, following submission of the required overheating assessment and associated mitigation measures. The approved strategy already established compliance with London Plan Policy SI4 and relevant Local Plan policies.

4.10.6 The proposed amendment to the cooling control strategy via building management system is considered minor and non-material in the context of the approved overheating strategy. As such:

- The previously approved overheating strategy remains valid and applicable; and
- The development should continue to be delivered in accordance with the approved overheating details.

4.10.7 The proposed amendments to the Condition are as follows (with amendments shown in **bold and underlined** and deletions ~~struck out~~:

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).

The 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.

4.11 **Conclusion**

4.11.1 Overall, the proposals do not materially change the permitted/consented design and are supported by the Conservation Officer who has confirmed that the proposal would preserve the building, its setting and its features of special architectural and historic interest. The Carbon Management Team and Historic England have also raised no objections to the proposals.

4.11.2 The changes remain consistent with the permitted description of development. The proposed amendments are minor and do not represent a material alteration to the overall scheme or result in a material impact upon the principle of development.

Summary

4.12 On this basis, the non-material amendment can be approved, and the listed building consent can be granted.

5. **RECOMMENDATION**

GRANT Non-Material Amendment and listed building consent subject to the following updated conditions:

Conditions:

- 1 **For the avoidance of doubt Condition 2 of HGY/2023/2306 is updated to read as follows:**

2. Approved Plans and Documents

(a) The Development hereby approved shall be carried out in accordance with the following approved plans and documents except where conditions attached to this planning permission indicate otherwise:

- Site Location Plan 220428 F3A ZZ EX ST A 8 9000 21/07/2023 07/08/2023

- Existing Site Plan 220428 F3A ZZ EX ST A 8 9001 21/07/2023 07/08/2023
- Demolition Site Plan 220428 F3A ZZ EX ST A 8 9002 21/07/2023 07/08/2023
- Proposed Site Plan - existing context PRINT-F3A-ZZ-EX-ST-A-8-9003 A2.P2
- Demolition GA L00 floor plans (819-829) 220428 F3A ZZ 00 GA A 8 9025 21/07/2023 07/08/2023
- Demolition GA L01 floor plans (819-829) 220428 F3A ZZ 01 GA A 8 9026 21/07/2023 07/08/2023
- Demolition GA L02 floor plans (819-829) 220428 F3A ZZ 02 GA A 8 9027 21/07/2023 07/08/2023
- Demolition GA Roof floor plans (819-829) 220428 F3A ZZ RF GA A 8 9028 21/07/2023 07/08/2023
- Room 1 - 821 - Flat 2 - L01 Existing Internal Elevations 220428 F3A ZZ ZZ EL A 8 9031 26/07/2023 07/08/2023
- Room 3 - 821 - Flat 2 - L01 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9032 26/07/2023 07/08/2023
- Room 4 - 819 - Flat 1 - L01 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9033 26/07/2023 07/08/2023
- Room 3 - 819 - Flat 3 - L02 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9034 26/07/2023 07/08/2023
- Room 4 - 819 - Flat 3 - L02 Proposed set showing repairs to internal fabric 220428 F3A ZZ ZZ EL A 8 9035 26/07/2023 07/08/2023
- GROUND FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 00 GA A 8 2100 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 01 GA A 8 2101 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Plan (819-829 HR) 220428 F3A ZZ 02 GA A 8 2102 21/07/2023 07/08/2023
- Existing Roof Plan (819-829 HR) 220428 F3A ZZ RF EL A 8 2103 21/07/2023 07/08/2023
- Proposed GA L00 Floor Plan PRINT-F3A-ZZ-00-GA-A-83127 P04
- Proposed GA L01 Floor Plan PRINT-F3A-ZZ-01-GA-A-83128 P03
- SECOND FLOOR - Proposed GA Plan (819-829 HR) PRINT-F3A-ZZ-02-GA-A-82129 P03
- THIRD FLOOR - Proposed GA Plan (819-829 HR) PRINT-F3A-ZZ-03-GA-A-82130 P03
- Proposed GA L04 Floor Plan PRINT-F3A-ZZ-04-GA-A-82131 P03
- GROUND FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2109 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2110 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2111 21/07/2023 07/08/2023
- Existing Roof Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2112 21/07/2023 07/08/2023
- GROUND FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2113 21/07/2023 07/08/2023
- FIRST FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2114 21/07/2023 07/08/2023
- SECOND FLOOR - Existing GA Significance Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2115 21/07/2023 07/08/2023
- Existing Roof Significance Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2116 21/07/2023 07/08/2023
- GROUND FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 00 GA A 8 2117 21/07/2023 07/08/2023
- FIRST FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 01 GA A 8 2118 21/07/2023 07/08/2023
- SECOND FLOOR - Demolition GA Plan (819-821 HR) 220428 F3A ZZ 02 GA A 8 2119 21/07/2023 07/08/2023

- Demolition Roof Plan (819-821 HR) 220428 F3A ZZ RF EL A 8 2120 21/07/2023 07/08/2023
- GROUND FLOOR - Proposed GA Plan (819-821 HR) PRINT-F3A-ZZ-00-GA-A-82121 A2.P2
- FIRST FLOOR - Proposed GA Plan (819-821 HR) PRINT-F3A-ZZ-01-GA-A-82122 A2.P2
- SECOND FLOOR - Proposed GA Plan (819-821 HR) PRINT-F3A-ZZ-02-GA-A-82123 A2.P2
- THIRD FLOOR - Proposed GA Plan (819-821 HR) PRINT-F3A-ZZ-03-GA-A-82124 P2
- Proposed Roof Plan (819-821 HR) PRINT-F3A-ZZ-RF-GA-A-82125 A2.P2
- Existing GA Elevation with Demolition 220428 F3A ZZ ZZ EL A 8 2500 21/07/2023 07/08/2023
- Existing GA Elevation North (823-829) 220428 F3A ZZ ZZ EL A 8 2501 21/07/2023 07/08/2023
- Existing GA Elevation South (819-821) 220428 F3A ZZ ZZ EL A 8 2502 21/07/2023 07/08/2023
- Existing GA Elevation East (819-821) 220428 F3A ZZ ZZ EL A 8 2503 21/07/2023 07/08/2023
- Existing GA Elevation East (823-829) 220428 F3A ZZ ZZ EL A 8 2504 02/08/2023 07/08/2023
- Existing GA Elevations - Sections West (819-821) 220428 F3A ZZ ZZ EL A 8 2509 21/07/2023 07/08/2023
- Existing GA Elevations - Sections West (823-829) 220428 F3A ZZ ZZ EL A 8 2510 21/07/2023 07/08/2023
- Demolition Elevations North (823-829) 220428 F3A ZZ EX EL A 8 2511 21/07/2023 07/08/2023
- Demolition Elevation South (819-821) 220428 F3A ZZ EX EL A 8 2512 21/07/2023 07/08/2023
- Demolition Elevation East (823-829) 220428 F3A ZZ EX EL A 8 2513 21/07/2023 07/08/2023
- Demolition Elevation East (819-821) 220428 F3A ZZ EX EL A 8 2514 21/07/2023 07/08/2023
- Demolition Elevations - Sections West (819-821) 220428 F3A ZZ EX EL A 8 2515 21/07/2023 07/08/2023
- Demolition Elevations - Sections West (823-829) 220428 F3A ZZ EX EL A 8 2516 21/07/2023 07/08/2023
- Existing GA Section AA (819-821) 220428 F3A ZZ ZZ SE A 8 2600 21/07/2023 07/08/2023
- Existing GA Section BB (819-821) 220428 F3A ZZ ZZ SE A 8 2601 21/07/2023 07/08/2023
- Existing GA Section CC (819-821) 220428 F3A ZZ ZZ SE A 8 2602 21/07/2023 07/08/2023
- Demolition Section AA (819-821) 220428 F3A ZZ ZZ SE A 8 2604 21/07/2023 07/08/2023
- Demolition Section BB (819-821) 220428 F3A ZZ ZZ SE A 8 2605 21/07/2023 07/08/2023
- Demolition Section CC (819-821) 220428 F3A ZZ ZZ SE A 8 2606 21/07/2023 07/08/2023
- Proposed GA L00 Floor Plan Planning Amendments PRINT-F3A-ZZ-00-GA-A-82127 P04
- Proposed GA L01 Floor Plan Planning Amendments PRINT-F3A-ZZ-01-GA-A-82128 P03
- Proposed GA L02 Floor Plan PRINT-F3A-ZZ-02-GA-A-82129 P03
- Proposed GA L03 Floor Plan PRINT-F3A-ZZ-03-GA-A-82130 P03
- Proposed GA L04 Floor Plan PRINT-F3A-ZZ-04-GA-A-82131 P03
- Proposed GA L05 Floor Plan PRINT-F3A-ZZ-05-GA-A-82132 P03
- Proposed GA L06 Floor Plan PRINT-F3A-ZZ-06-GA-A-82133 P03
- Proposed GA Roof Plan PRINT-F3A-ZZ-RF-GA-A-82134 P03

- Proposed GA Elevations North (823-827) PRINT-F3A-ZZ-ZZ-EL-A-82517 A2.P2
- Proposed GA Elevations South (819-821) PRINT-F3A-ZZ-ZZ-EL-A-82518 A2.P2
- Proposed GA Elevations East (823-829) PRINT-F3A-ZZ-ZZ-EL-A-82519 A2.P2
- Proposed GA Elevations East (819-821) PRINT-F3A-ZZ-ZZ-EL-A-82520 A2.P2
- Proposed GA Elevations - Sections West (819-821) PRINT-F3A-ZZ-ZZ-EL-A-82521 A2.P2
- Proposed GA Elevations - Sections West (823-829) PRINT-F3A-ZZ-ZZ-EL-A-82522 A2.P2
- Proposed GA Elevations North & West Planning Amendments PRINT-F3A-ZZ-ZZ-EL-A-82524 P03
- Proposed GA Elevations South & East Planning Amendments PRINT-F3A-ZZ-ZZ-EL-A-82525 P04
- Proposed GA Elevations – Sections Planning Amendments PRINT-F3A-ZZ-ZZ-SE-A-82526 P04
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2530 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2531 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2532 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2533 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2534 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2535 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2536 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2537 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2538 26/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevations Study 220428 F3A ZZ ZZ EL A 8 2539 26/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ EL A 8 2550 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ EL A 8 2551 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ EL A 8 2552 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ EL A 8 2553 21/07/2023 07/08/2023
- Proposed GA Illustrative Materials Elevation Bay Study 220428 F3A ZZ ZZ EL A 8 2554 21/07/2023 07/08/2023
- Proposed GA Sections AA (819-821) PRINT-F3A-ZZ-ZZ-SE-A-82607 A2.P2
- Proposed GA Sections BB (819-821) PRINT-F3A-ZZ-ZZ-SE-A-82608 A2.P2
- Proposed GA Section CC (819-821) PRINT-F3A-ZZ-ZZ-SE-A-82609 A2.P2
- Proposed GA Sections North South PRINT-F3A-ZZ-ZZ-SE-A-82610 P04
- Proposed GA Sections East West PRINT-F3A-ZZ-ZZ-SE-A-82611 A2.P3
- NMA 2: Design And Access Statement Addendum March 2026 PRINT-1000-ZZ-ZZ-RP-A-0002

REASON: In order to ensure that the development is carried out in accordance with the approved details and to protect the historic environment.

9. Commercial Units – Noise Attenuation

(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 duty to preserve features of special architectural and historic interest.

(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.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation.

3

For the avoidance of doubt Condition 22 (Overheating (Student Accommodation)) of HGY/2023/2306 is updated to read as follows:

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).

The 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 0.55
- 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.

4

For the avoidance of doubt Condition 52 (Removal of Gates following delivery of NT5) is added to the list of conditions attached to HGY/2023/2306 and reads as follows:

52. Removal of gates following adjacent delivery of NT5

The approved gates to the western boundary and southeast corner introduced to restrict access between commercial areas and PBSA shall be removed within 6 months of occupation/first use of Block J of the adjacent development permitted under HGY/2021/3175 or any other immediately adjacent and permanent development to the west of the curtilage of the site.

REASON: To ensure that the gates would not restrict pedestrian through movement once the wider NT5 site allocation is delivered. In order to accord with Site Allocation NT5: High Road West of Haringey's Local Plan: Tottenham Area Action Plan Adopted July 2017.