



Our ref: KL/CW/Q230486
Your ref: 24/1137/FUL
Email: angie.fenton@quod.com
Date: 24th September 2026

Planning, Regeneration and Economy
London Borough of Haringey
Level 6
River Park House
225 High Road
Wood Green
N22 8HQ

Submitted via Planning Portal (PP-15245716)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Section 96A non-material amendment relating to planning permission reference HGY/2025/2675, dated 17th December 2025
Unit 2, SEGRO Park Tottenham, 555 White Hart Lane, London, N17 7RP
Submitted on behalf of Allpress Espresso UK Limited

We are instructed by our client, Allpress Espresso UK Limited ('the Applicant'), to submit the enclosed Section 96A application which seeks approval for non-material amendments to planning permission ref. HGY/2025/2675, dated 17th December 2025 at Unit 2, SEGRO Park Tottenham, 555 White Hart Lane, London, N17 7RP ('the Site'). Specifically, this NMA seeks external alterations comprising the installation of two external louvres and two external fans.

Officers will be aware that an application made under Section 96A is not an application for planning permission. It is a quick and straightforward procedure that allows non-material amendments to be approved by the Local Planning Authority within 28 days. In this case, Section 38(6) of the Planning and Compulsory Act 2004 is not relevant. For the reasons set out in this covering letter, the amendments to the existing planning permission are non-material and should therefore be granted.

The application has been submitted via the Planning Portal (PP-15245716) and comprises the following documents:

- **Completed Application Form;**

Quod
21 Soho Square
London W1D 3QP
T 020 3597 1000
quod.com

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We're all in



- **Copy of Decision Notice (ref. HGY/2025/2675, dated 17th December 2025);**
- **Site Location Plan (dwg. 31171-MSA-PL-0100);**
- **Environmental Noise Assessment, prepared by Sharps Redmore; and**
- **The following plan, prepared by Michael Sparks Associates:**

Drawing Title	Drawing No.	Scale
Proposed Unit 2 Elevations	31171-MSA-PL-0202 Rev. A	1:100 @ A1

An online payment of £309 and the planning portal administration fee has been made to London Borough of Haringey on the day of submission.

1. Background

Planning permission was granted under reference HGY/2020/0635 on 21st December 2020 ('the Planning Permission') 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 permission was subject to 26 conditions and a Unilateral Undertaking. A copy of the Decision Notice is enclosed with this submission.

The planning permission has since been amended under six non-material amendment applications, detailed below in **Table 1**.

Table 1: Approved Non Material Amendments

Reference	Approved Amendments	Permission Date
HGY/2021/1067	Installation of an additional substation and the relocation of an approved substation	27/04/2021
HGY/2022/1195	Amendments to the design of the gatehouse, the reorientation of the electricity substation and minor amendments to the approved layout plan	14/06/2022
HGY/2022/3873	Minor changes and adjustments to the landscaping and planting layouts.	19/01/2023
HGY/2023/0871	Combining of Units 6 and 7, alterations to improve vehicle and HGV access, creation of a small customer service area, removal of fencing and gates, installation of ventilation fans, and provision of a new utilities cabinet within the service yard.	28/04/2023
HGY/2023/2570	Installation of one louvered vent on the west elevation of Unit 8 and two louvered vents to the south elevation of Unit 8 for effective operational	27/11/2023



	purposes. The two approved louvres are new connections to existing vents within the unit.	
HGY/2024/2743	Disengagement of the petrol interceptor, infilling with concrete, and introduction of a channel/pipe to allow a more reliable drainage flow through the system.	13/11/2024

Most recently, planning permission was granted (HGY/2025/2675) on 17th December 2025 for the installation of five chimney flues on the roof, the installation of one auto jet filter, four side channel blowers and two roasters at Unit 2.

It is this planning permission that this application seeks to amend.

2. Proposed Non-Material Amendment

The proposed changes to the scheme are very minor such that they do not have a material bearing on the nature of the current proposed works which, coupled with the further amendments now proposed that we will come on to describe, are cumulatively considered to be non-material.

The amendments sought are driven by the Contractor, who is progressing with the ventilation strategy to align with the requirements of the current occupier. The proposed non-material amendments comprise the installation of two external supply fans and two external pressure relief louvres in the glazed panels.

The approved plan which is to be replaced is outlined below at **Table 2**.

Table 2: Approved and Proposed Plans

Proposed Plans (to be approved)	Approved Plans (to be replaced)
Proposed Unit 2 Elevations (dwg. 31171-MSA-PL-0202)	Proposed Unit 2 Elevations (dwg. 31171-MSA-PL-0202 Rev. A)

An Environmental Noise Assessment has been prepared by Sharps Redmore in support of this application. The report assesses the potential noise impact from the proposed fans and louvres. Unattended monitoring was undertaken during a 24 hour period at three separate locations including the nearest noise sensitive receptor to the southwest.

The assessment states that the baseline noise survey recorded typical background noise levels of 44 dB LA90 during the daytime and 38 dB LA90 during the night-time period (23:00–07:00) at the northern boundary of the Site. The assessment concludes that the proposals will not increase noise levels and continue to operate below existing levels at the boundaries with the nearest residential properties as proposed. The proposals will not cause adverse impact on the health and life of local residents in accordance with local and national policy.

3. Conclusion

We are instructed by our client, Allpress Espresso UK Limited, to submit the enclosed Section 96A application to make a non-material amendment to planning permission HGY/2025/2675, dated 17th December 2025.



We trust that this information is sufficient for you to validate this application. Should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,

Angie Fenton
Senior Director

cc. Allpress Espresso UK