



Officer Report

Application Number:	HGY/2026/2053
Application Type:	Non-Material Amendment
Address:	Unit 1, 25-27 Clarendon Road Off Hornsey Park Road, Wood Green, London, N8 0DD
Proposal:	Non-Material amendment to planning permission (HGY/2024/2279) to amend condition 2 (Approved plans), condition 16 (cycle parking) and conditions 25 (Accessible studio provision)
Case Officer:	Valerie Okeiyi
Valid Date:	20/07/2026
Applicant:	Mr Michael Calder
Agent:	

RECOMMENDATION

Approve

1. RECOMMENDATION

GRANT Non-Material Amendment

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development

HGY/2024/2279 - Demolition of existing buildings and delivery of a new co-living development (Use Class Sui Generis) and affordable workspace, alongside public realm improvements, soft and hard landscaping, cycle parking, servicing and delivery details and refuse and recycling provision – Granted 06/12/2024

Proposed amendments

Condition 2 (approved plans)

This application seeks approval for non-material amendment following a grant of planning permission (HGY/2024/2279) for the following changes:

Basement plan

- The basement footprint has been extended, below ground, to accommodate the required mechanical plant and the sprinkler tank/pump room, and to provide an alternative means of escape via the cycle store, in accordance with the evolving fire strategy.

Ground floor plan

- The cycle store has been segregated and reconfigured
- A fire-fighting core has been introduced to the southern stair core, and minor corridor, lobby, stair and fire-escape amendments have been made to meet fire regulations and Part M
- The plant space to the south of the plan has been increased
- The building perimeter has been adjusted to bring the floorplate below 900 sqm, and the workspace compartmentalised into units below 100 sqm, in line with the fire strategy
- The entrance foyer has been developed and the reception desk removed; the entrance has been double-lobbied in response to Secured by Design officer comments
- The management office, laundry, parcel room and staff office have been relocated / amended, and an additional laundry added near the cycle store
- Meeting rooms, WCs and back-of-house areas have been inserted into the workspace
- The bin store has been updated to accord with local plan guidance

First floor plan

- The shared kitchen and dining spaces have been reconfigured, and the garden room relocated and converted to a shared kitchen/dining space
- The cinema room has been subdivided into a cinema room and a music room
- Terrace landscaping has been updated, an additional door added from the new garden room onto the terrace, and the canopy outline updated
- Natural smoke ventilation shafts have been replaced with mechanical shafts

Typical upper floors, Level 02 and above

- Cleaner stores have been inserted
- Studio ensuites have been enlarged to ensure compliance with Part M4(1)
- One premium studio adjacent to the southern stair core has been swapped with a large standard studio at the front of the building.

Roof plan

- Lift overruns have been updated to coordinate with the lower levels
- Riser extensions and mechanical smoke shafts have been added
- Roof access hatches and AOVs relocated
- The parapet extensions between blocks reduced.

Elevations and sections

- Minor adjustments to window positions and sizing, including above the evening terrace, to coordinate with studio services and the re-entrant corner condition for fire-safety compliance.
- Vent terminals added to walls for mechanical ventilation to studios.
- Dry-riser inlet boxes added
- Make-up air AOVs added to the southern stair core
- Generator room double door and additional / adjusted louvres fire-escape door to the southern core relocated
- Substation door threshold raised in line with DNO requirement
- The entrance canopy dropped marginally for construction interface with the window above
- The recess to the upper rainscreen cladding has been removed, as the corrugated cladding provides relief and texture to the wall, and glazing to the cycle stores has been made opaque.

The current wording of Condition 2 (Approved Plans) reads:

The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Drawing

CWG-PRP-ZZ-ZZ-DR-A-2000 – Site Location Plan
CWG-PRP-ZZ-ZZ-DR-A-2001 – Site Location Plan
CWG-PRP-ZZ-ZZ-DR-A-2002 – Demolition Plan
CWG-PRP-ZZ-ZZ-DR-A-2003 – Existing Site Plan
CWG-PRP-ZZ-ZZ-DR-A-2200 – Existing Elevations
CWG-PRP-ZZ-ZZ-DR-A-2004 – Proposed Block Plan
CWG-PRP-ZZ-ZZ-DR-A-2005 – Proposed Site Plan
CWG-PRP-ZZ-00-M3-A-210B – Ground Floor Plan
CWG-PRP-ZZ-00-DR-A-2100 Rev D – Ground Floor Plan
CWG-PRP-ZZ-01-DR-A-2101 – Level 1 Floor Plan
CWG-PRP-ZZ-05-DR-A-2105 – Level 5 Floor Plan
CWG-PRP-ZZ-08-DR-A-2108 – Level 8 Floor Plan
CWG-PRP-ZZ-09-DR-A-2109 – Level 9 Floor Plan
CWG-PRP-ZZ-ZZ-DR-A-2150 – Sections
CWG-PRP-ZZ-ZZ-DR-A-2201 Rev C – Proposed Elevations
CWG-PRP-ZZ-ZZ-DR-A-2250 – Bay Study Entrance
CWG-PRP-ZZ-ZZ-DR-A-2251 – Bay Study Middle
CWG-PRP-ZZ-ZZ-DR-A-2252 – Bay Study Top
CWG-PRP-ZZ-ZZ-DR-A-2300 – Site Sections
CWR-PRP-ZZ-ZZ-M3-A-00001 – Clarendon Road DAS

Documents:

Air Quality Assessment prepared by Gem Air Quality Ltd; Archaeology Report by RPS Consulting Services Ltd; Bat Survey prepared by Whittingham Ecology; Biodiversity Net Gain Report prepared by Whittingham Ecology; Co living Demand Study prepared by Jo Winchester FRICS; Commercial Strategy prepared by And London; Outline Construction Logistics Plan prepared by RGP; Desk Study/Preliminary Risk Assessment Report prepared by JOMAS ASSOCIATES LTD; Design and Access Statement prepared by PRP; Daylight and Sunlight Report prepared by Schofield; Delivery and Servicing Management Plan prepared by RGP; Ecology Report prepared by Whittingham Ecology; Energy and Sustainability Statement prepared by Integration Consulting Limited; Fire Statement prepared by Mu Studio (UK) Ltd; Financial Viability Assessment prepared by Quod; Flood Risk Assessment prepared by Ardent Consulting Engineers; Gateway 1 Fire Statement prepared by Mu Studio (UK) Ltd; Health Impact Assessment by prepared by Brookdale Consulting; Landscape Strategy prepared by Match Landscape Architects; Planning Stage Noise Assessment prepared by J-Group; Planning Statement prepared by Q Square; Overheating Report prepared by Integration Consulting Limited; Statement of Community Involvement prepared by Four; Townscape Assessment prepared by Cogent Heritage; Transport Assessment prepared by RGP; Travel Plan prepared by RGP; Aborigicultural Survey, Impact Assessment and Method Statement prepared by Marcus Foster Aborigicultural Design and Consultancy; Utilities Assessment prepared by Ardent Consulting Engineers; Planning Stage Vibration Assessment prepared by RBA Acoustics and Waste Management Plan prepared by RGP.

Reason: In order to avoid doubt and in the interests of good planning

This application seeks to amend the wording of Condition 2 (Approved Plans) to read:

The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

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CWG-PRP-ZZ-ZZ-DR-A-2005 Rev B – Proposed Site Plan
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CWG-PRP-ZZ-00-DR-A-2100 Rev D – Ground Floor Plan
CWG-PRP-ZZ-01-DR-A-2101 Rev B – Level 1 Floor Plan
CWG-PRP-ZZ-05-DR-A-2105 Rev B – Typical Floor Plan (Levels 02–07)
CWG-PRP-ZZ-08-DR-A-2108 Rev B – Level 8 Floor Plan
CWG-PRP-ZZ-09-DR-A-2109 Rev B – Roof Plan
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CWG-PRP-ZZ-ZZ-DR-A-2250 Rev B – Elevations Bay Study
CWG-PRP-ZZ-ZZ-DR-A-2251 Rev C – Elevation Bay Study Middle
CWG-PRP-ZZ-ZZ-DR-A-2252 Rev C – Elevation Bay Study Top
CWG-PRP-ZZ-ZZ-DR-A-2300 Rev B – Section

Document

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Condition 16 (Cycle Parking)

The applicant seeks to reduce long-stay resident cycle parking from 167 to 139 spaces (0.75 to 0.6 spaces per room) following a redesign of the cycle store using two-tier racks while still providing 5% accessible cycle parking.

The proposed 139 spaces comply with the latest GLA guidance (March 2026) and the London Plan requirements for large-scale purpose-built shared living accommodation in Haringey, which require 0.6 spaces per room. Applied to the approved 222 studio units, this equates to 133 spaces.

The cycle parking reduction is also supported by evidence from comparable London co-living schemes managed by DTZ Investors, where cycle parking demand is significantly lower, with recorded uptake ranging from 5.6% to 9.5%. As a result, the proposed provision is considered sufficient to meet likely demand. The total cycle spaces provision is 142 within the cycle stores. This total includes the commercial long stay spaces. The short stay space is provided within the public realm in front of the workspace.

The current wording of Condition 16 (Cycle Parking) reads:

Prior to the commencement of above ground works plans showing accessible; sheltered, and secure cycle parking for 167 long-stay cycle parking spaces for residents and commercial 3 long-stay and 1 short-stay spaces for the commercial unit for approval shall be submitted to and approved in writing by the Local Planning authority. The quantity must be in line with the London Plan 2021 Policy T5 and the design must be in line with the London Cycle Design Standard. The development shall be carried out in accordance with the approved details and retained thereafter

Reason: To ensure adequate bicycle parking is proposed and to encourage the use of sustainable modes for transportation in line with London Plan Policy T5 and the London Cycle Design Standards (LCDS)

This application seeks to amend the wording of Condition 16 (Cycle parking) to read:

Prior to the commencement of above ground works plans showing accessible; sheltered, and secure cycle parking for 139 long-stay cycle parking spaces for residents and commercial 3 long-stay and 1 short-stay spaces for the commercial unit for approval shall be submitted to and approved in writing by the Local Planning authority. The quantity must be in line with the London Plan Guidance Support for Housebuilding 2026 and the design must be in line with the London Cycle Design Standard. The development shall be carried out in accordance with the approved details and retained thereafter

Reason: To ensure adequate bicycle parking is proposed and to encourage the use of sustainable modes for transportation in line with London Plan Policy T5 and the London Cycle Design Standards (LCDS)

Condition 25 (Accessible Studio Provision)

The applicant seeks to amend Condition 25 to remove the reference to M4(3), as neither the committee report nor current London Plan guidance for co-living accommodation requires compliance with this standard. The approved Design and Access Statement identifies 27 accessible studios meeting M4(1) standards, and the proposed amendment would align the condition with the approved scheme and relevant policy guidance.

The current wording of Condition 25 (Accessible Studio Provision) reads:

A minimum of 10% of the co-living studio's hereby approved shall be built to Part M4(3) of current building regulations and retained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision for accessible and adaptable dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D5.

This application seeks to amend the wording of Condition 25 (Accessible Studio Provision) to read:

The 27 sqm (minimum) accessible studios hereby approved shall be built to Part M4(1) of current building regulations and retained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision for accessible and adaptable dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D5.

3. ANALYSIS/ASSESSMENT

S96 of the Town and Country Planning Act 1990 (as amended) allows the Council 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.

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 local planning authority must be satisfied that the amendment sought is non-material in order to grant an application. 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.

The NPPG states that when making a decision the local planning authority 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.

Officers consider the proposed change to the basement plan, ground floor plan, first floor plan, elevations and sections referred to above is minor in nature given the size of the development as a whole and would not have any detrimental effects on the external appearance, landscape design, public realm and layout of the scheme.

The consented basement has an area of approximately 49 sq.m.

The proposed increase would result in a basement with a total area of approximately 76 sq.m, representing an increase of approximately 27 sq.m.

Although the increase of the basement area is considered non material when taken in context with the development as a whole, Condition 17 of the original extant permission requires the submission and approval of a Basement Impact Assessment (BIA). This requirement remains in place and the BIA, which has not yet been submitted, will assess the basement as enlarged by this Non-Material Amendment (NMA). As such, the safeguarding mechanism secured by Condition 17 remains effective and would ensure that the impacts of the enlarged basement are appropriately assessed and approved by the Local Planning Authority prior to implementation.

The parcel room on the ground floor has been relocated adjacent to the entrance to facilitate the secure delivery of parcels without requiring access beyond the secure entrance lobby into the main foyer. The applicant has confirmed that security and parcel/post-delivery arrangements were key considerations in discussions with the Secure by Design Officer. The introduction of the entrance lobby was a specific requirement to ensure the development could meet the standards necessary for Secure by Design accreditation.

The Design Officer has advised that their preference would be to retain the approved amenity area arrangement to ensure that it remains active, welcoming and clearly visible from the street. However, the approved games room, which is located along the street frontage, would continue to provide activity and passive surveillance at ground-floor level. As such, Officers consider that the proposed amendments would not materially undermine the quality of the street frontage or the overall design objectives of the approved scheme.

The Design officer previously raised concerns with the proposed vent terminals integrated within the façade. To address this concern the applicant has revised the bay study elevation with air bricks made more prominent. The airbricks are proposed to be powder coated to closely match the brickwork tone to ensure they blend in. As such, the Design officer is satisfied that the proposed air bricks coloured to match the main bricks is a good solution in the less obtrusive facades.

The Transport Officer previously acknowledged and accepted the proposed reduction in long-stay cycle parking provision for the co-living use from 167 to 133 spaces, in accordance with the requirements of the London Plan LPG (March 2026) Support for Housebuilding. However, clarification was requested regarding the proposed removal of the Sheffield stands and their replacement with two-tier cycle racks, particularly given the accessibility benefits afforded by Sheffield stands. The Transport Officer also requested that the applicant clearly annotate the proposed ground floor plan to identify the quantum and design specification of the long-stay cycle parking provision, together with the location and number of accessible cycle parking spaces.

In response, the applicant has provided further justification for the proposed cycle parking arrangement and has amended the ground floor plan to clearly identify the quantum, design specification and location of the accessible cycle parking spaces. The Transport Officer is satisfied that the matters previously raised have been adequately addressed and has confirmed that they have no further concerns with the proposal.

Amenity:

The works proposed would not have any material adverse impacts on the amenity of surrounding occupiers or residents - existing conditions remain in situ and will safeguard surrounding occupiers and residents from any potential material adverse impacts on their amenity.

On this basis, it is considered that a non-material amendment can be granted.

4. RECOMMENDATION

GRANT Non-Material Amendment subject to an informative

Informatives:

Conditions 2 (Approved Plans) of planning permission reference HGY/2024/2279 will now read:

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Conditions 16 (Cycle parking) of planning permission reference HGY/2024/2279 will now read:

Prior to the commencement of above ground works plans showing accessible;

sheltered, and secure cycle parking for 139 long-stay cycle parking spaces for residents and commercial 3 long-stay and 1 short-stay spaces for the commercial unit for approval shall be submitted to and approved in writing by the Local Planning authority. The quantity must be in line with the London Plan Guidance Support for Housebuilding 2026 and the design must be in line with the London Cycle Design Standard. The development shall be carried out in accordance with the approved details and retained thereafter

Reason: To ensure adequate bicycle parking is proposed and to encourage the use of sustainable modes for transportation in line with London Plan Policy T5 and the London Cycle Design Standards (LCDS)

Conditions 25 (Accessible Studio) of planning permission reference HGY/2024/2279 will now read:

The 27 sqm (minimum) accessible studios hereby approved shall be built to Part M4(1) of current building regulations and retained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision for accessible and adaptable dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D5.